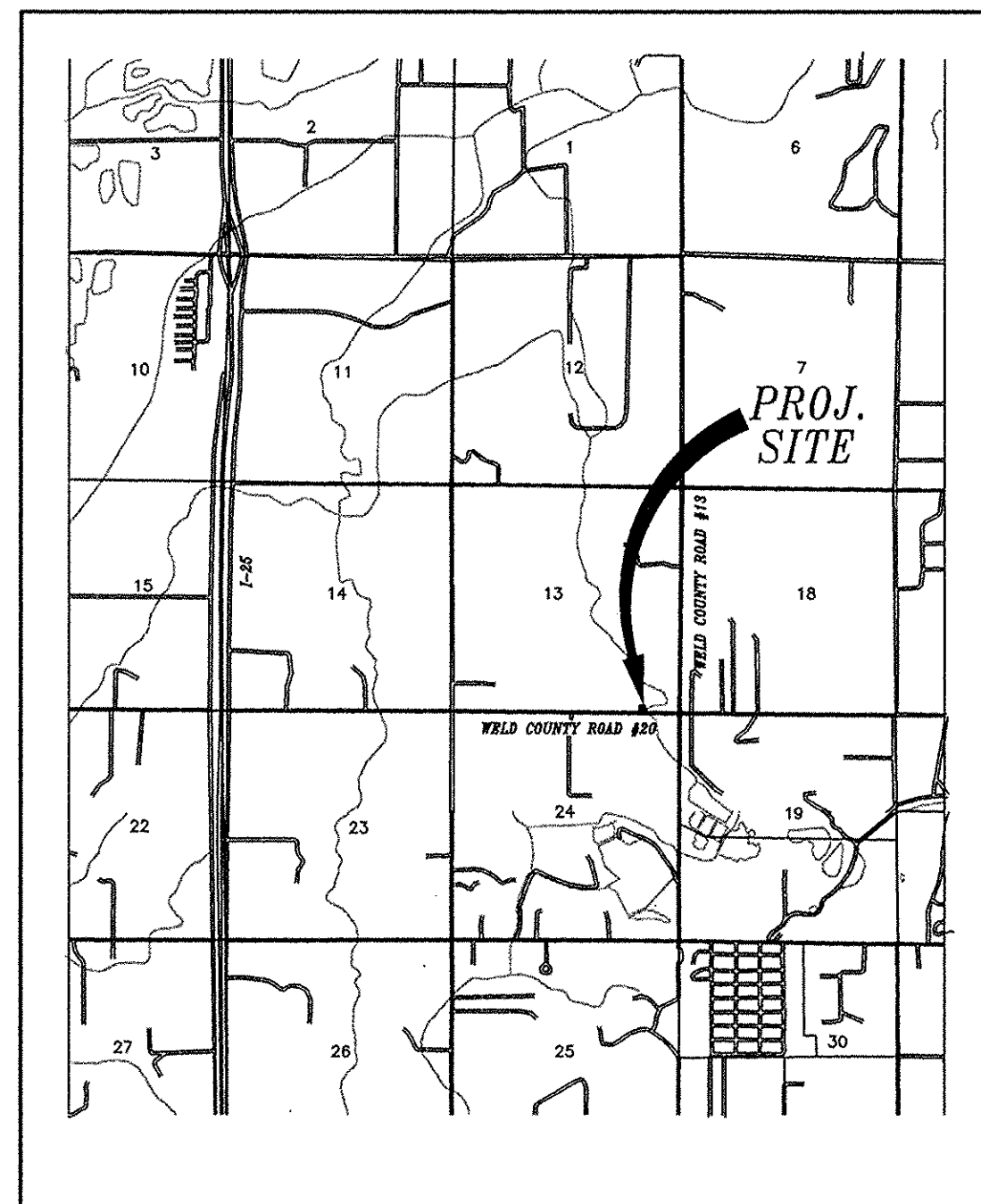


ENV  
7/00

68W



VICINITY MAP

1"=4000'

**LEGAL DESCRIPTION LOT 5**

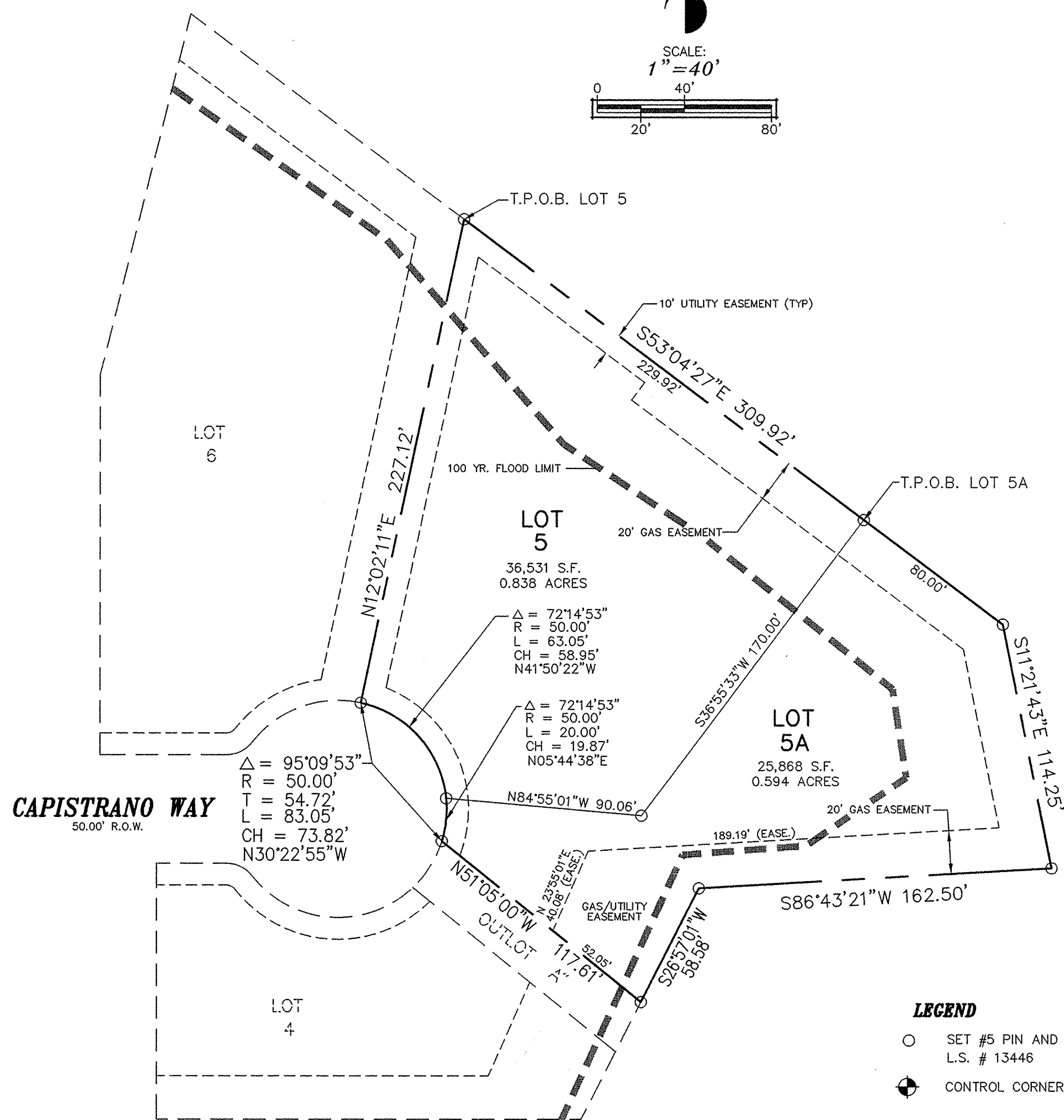
BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 5 OF CANSANO RANCH, WHICH IS THE TRUE POINT OF BEGINNING, THENCE S53°04'27"E 229.92 FEET; THENCE S36°55'32"W 170.00 FEET; THENCE N84°55'01"W 90.06 FEET TO A POINT ON A NONTANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DEFLECTION ANGLE OF 72°14'53", AND A CHORD BEARING N41°50'22"W 58.95 FEET; THENCE ALONG SAID CURVE TO THE LEFT 63.05 FEET; THENCE N12°02'11"E 227.12 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.838 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION LOT 5A**

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 5 OF CANSANO RANCH, THENCE S53°04'27"E 229.92 FEET TO THE TRUE POINT OF BEGINNING; THENCE S53°04'27"E 80.00 FEET; THENCE S11°21'43"E 114.25 FEET; THENCE S86°43'21"W 162.50 FEET; THENCE S26°57'01"W 56.58 FEET; THENCE N51°05'00"W 117.61 FEET TO A POINT ON A NONTANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DEFLECTION ANGLE OF 22°55'06", AND A CHORD BEARING N05°44'38"E 19.87 FEET; THENCE ALONG SAID CURVE TO THE LEFT 20.00 FEET; THENCE S84°55'01"E 90.06 FEET; THENCE N36°55'33"E 170.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.594 ACRES, MORE OR LESS.

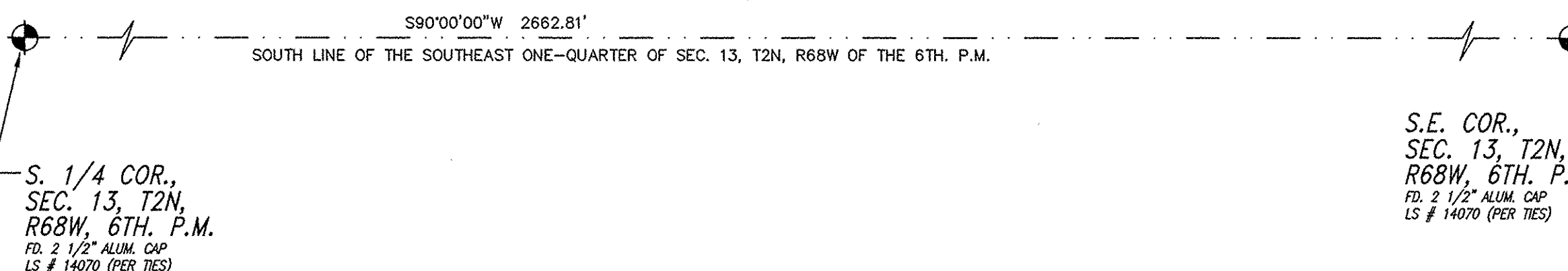
**OWNER**

DOMENIC CHIODA, JR.  
P.O. BOX 440  
FREDERICK, COLORADO 80530

**LEGEND**

- SET #5 PIN AND CAP  
L.S. # 13446
- ⊕ CONTROL CORNERS

WELD COUNTY ROAD #20

**BASIS OF BEARINGS**

THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SEC. 13, T2N, R68W OF THE 6TH. P.M., WELD COUNTY, COLORADO AS BEARING S 90° 00' 00" W AND MONUMENTED AS SHOWN HEREON (ASSUMED).

**SURVEYORS CERTIFICATE**

I CERTIFY THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND DONE IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS.

3-20-02  
13446

RONALD W. ADAMS  
COLORADO REGISTERED  
PROFESSIONAL LAND SURVEYOR  
NO. 13446

# CANSANO RANCH MINOR SUBDIVISION PLAT

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 2 NORTH,  
RANGE 68 WEST OF THE 6TH P.M., WELD COUNTY, COLORADO

**CERTIFICATE OF OWNERSHIP**

KNOW ALL MEN BY THESE PRESENTS THAT DOMENIC CHIODA, JR., BEING THE OWNER OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 68 WEST, WELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 5 OF CANSANO RANCH, CONTAINING 1.432 ACRES, MORE OR LESS.

DO HEREBY DEDICATE AND CONVEY TO THE TOWN FOR PUBLIC USE FOREVER HEREFTER THE STREETS, ALLEYS, PUBLIC WALKWAYS, PARKS AND OPEN SPACES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS MINOR SUBDIVISION PLAT.

EXECUTED THIS 21<sup>ST</sup> DAY OF MARCH, 2002.

Domenic Chioda Jr.  
DOMENIC CHIODA, JR.

STATE OF COLORADO )  
COUNTY OF Weld ) SS.

THE FOREGOING MINOR SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME THIS 21<sup>ST</sup> DAY OF March, 2002, BY Domenic Chioda Jr.

MY COMMISSION EXPIRES: 6/28/2002  
WITNESS MY HAND AND OFFICIAL SEAL.

Marcia Suman  
NOTARY PUBLIC  
STATE OF COLORADO

EXECUTED THIS 18<sup>TH</sup> DAY OF APRIL, 2002.

FIFTH THIRD BANK

David A. Powell  
BY: DAVID A. POWELL  
VICE PRESIDENT

STATE OF COLORADO )  
COUNTY OF Hamilton ) SS.

THE FOREGOING MINOR SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME THIS 18<sup>TH</sup> DAY OF April, 2002, BY David A. Powell

MY COMMISSION EXPIRES: July 22, 2003  
WITNESS MY HAND AND OFFICIAL SEAL.

Lorayne A. Schaeff  
Notary Public, State of Ohio.  
My Commission Expires July 22, 2003.

Lorayne A. Schaeff  
NOTARY PUBLIC

**BOARD OF TRUSTEES APPROVAL**

APPROVED BY THE BOARD OF TRUSTEES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2002. ALL DEDICATIONS ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF RESPONSIBILITY BY THE TOWN FOR CONSTRUCTION OF ANY STREETS, ALLEYS, BRIDGES, RIGHT-OF-WAYS OR OTHER IMPROVEMENTS DESIGNATED ON THIS MINOR SUBDIVISION PLAT.

Edward J. Taghente 4-4-02  
MAYOR DATE

**ATTEST**

[Signature] 4-4-02  
TOWN CLERK DATE